



Avondale Road | | Rayleigh | SS6 8NJ

Offers Over £425,000

bear
Estate Agents

****UNEXPECTEDLY BACK ON THE MARKET. ONWARD CHAIN COMPLETE****

This beautiful two-bedroom detached house, located on the highly sought-after Avondale Road in Rayleigh, offers a perfect blend of modern comfort and convenience. You are provided with off street parking. Inside, you'll find a spacious reception room ideal for relaxing and entertaining, and a contemporary kitchen that opens into a dining room with French doors leading to a beautiful west-facing rear garden. The garden is a standout feature, complete with an entertaining patio, a home bar, and a versatile outbuilding perfect for use as a home office.

The property is in excellent condition throughout, featuring a convenient downstairs WC, a modern bathroom, and generously sized bedrooms, with built-in storage in the primary bedroom. There's also off-street parking for two vehicles. Its prime location offers easy access to local schools, the train station, and various amenities, making it a perfect choice for families and commuters.

This rare find combines modern living with a desirable location, offering the ideal home for those seeking comfort and style in Rayleigh. Don't miss the chance to make it yours. **West Facing Rear Garden House**

- Close To Primary And Secondary Schools
- Surrounded By Excellent Amenities
- Solar Panels
- Excellent Condition Throughout
- Walkable Distance To Rayleigh Train Station
- Outdoor Bar With Lighting
- Outbuilding With Power, Ideal Home Office
- Large Frontage

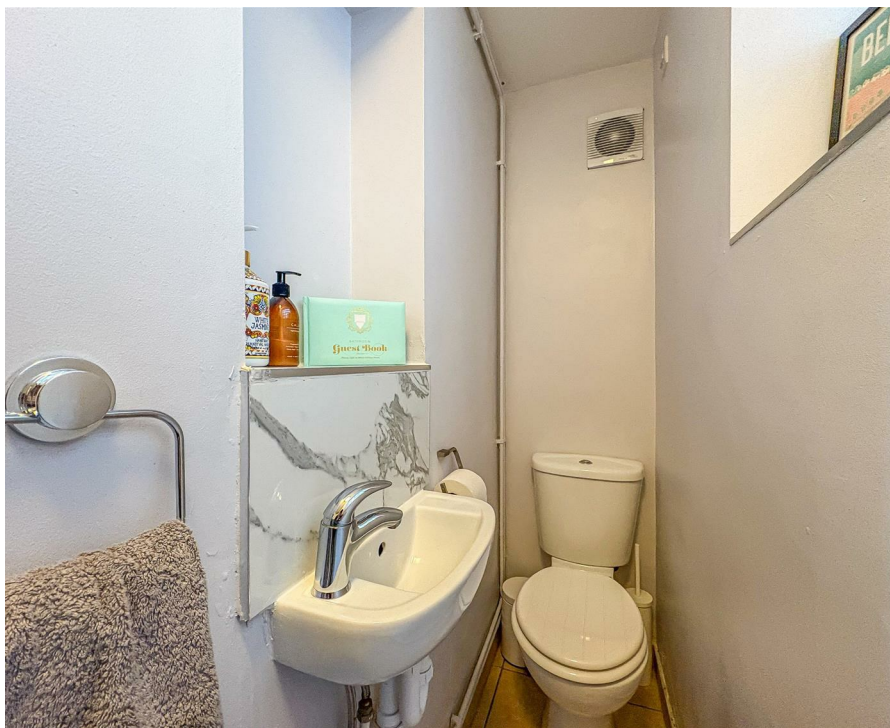
Front Garden

Stoned pathway leading to front entrance door, lawn area with a range of plants and shrubs bordering, stoned driveway with off street parking, side gated access to rear garden.

Entrance Hall

Entrance door leading into the hallway, smooth ceiling with fitted spotlights, stairs leading to first floor landing, under stairs storage cupboard, wall mounted radiator, doors leading to lounge.





Lounge

12'7" x 12'5" (3.86 x 3.81)

Double glazed window facing the front and side aspect, smooth ceiling with pendant ceiling lighting, wall mounted floor to ceiling radiator.

Dining Area

12'8 x 12'6 (3.86m x 3.81m)

Double glazed French doors leading to rear garden aspect, smooth ceiling with pendant ceiling lighting and fitted spotlights, built in storage cupboard, tiled flooring, door leading to downstairs utility area.

Downstairs Utility Room

Two piece suite comprising wall mounted wash hand basin, double glazed obscure window facing the side aspect, smooth ceiling with central ceiling light, roll top worksurface with space and plumbing for washing machine, low level w/c, tiled flooring throughout.

Kitchen

9'8" x 8'4 (2.95m x 2.54m)

Range of eye and base level units with laminate worksurfaces above, incorporating stainless steel sink and drainer unit, integrated electric hob with extractor unit above, integrated oven, integrated dishwasher, smooth ceiling with fitted spotlights, vinyl flooring, double glazed window facing the rear aspect.

First Floor Landing

Double glazed obscure window facing the side aspect, smooth ceiling with pendant ceiling lighting, loft access, carpeted flooring throughout, doors leading to bedroom one.



Bedroom One

14'8 x 9'7 (4.47m x 2.92m)

Double glazed windows facing the front aspect, pendant ceiling light, built in storage cupboard housing boiler, built in wardrobes with sliding mirrored doors, wall mounted radiator, carpeted flooring throughout.

Bedroom Two

12'3 x 11 (3.73m x 3.35m)

Double glazed window facing the rear aspect, ceiling with pendant lighting, wall mounted radiator, laminate flooring.

Bathroom

9'10 x 5'9 (3.00m x 1.75m)

Three piece suite comprising panelled bath with rainfall shower, handheld attachment and shower screen, wall mounted wash hand basin set into vanity unit with mixer tap, low level dual flush w/c, double glazed obscure window to side, smooth ceiling with fitted spotlights, wall mounted touch light mirror, chrome heated towel rail and vinyl flooring.

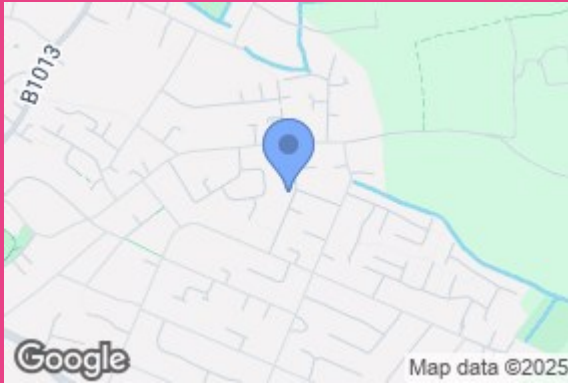
Office

Access by double glazed doors, double glazed window to front aspect, smooth ceiling, lighting, plenty power points, laminate flooring.

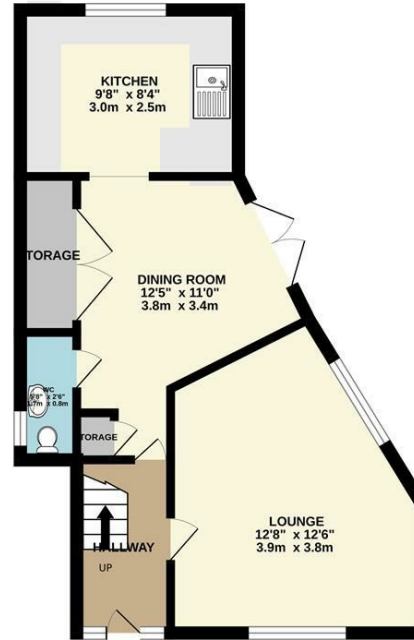
Rear Garden

Slate paved patio area with ample space for seating and bar area, remainder laid to lawn with planted tree's, concrete pathway leading to further paved patio area, access to outbuilding/office, side gated access to front garden.

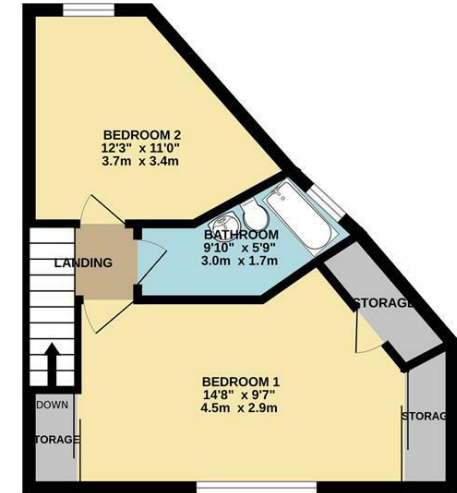




GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.

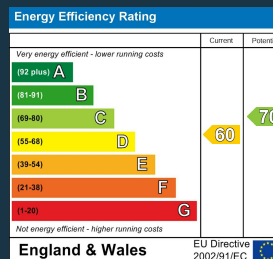


1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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